

To Let

Modern industrial unit

Unit 9 Westgate Trading Estate,  
Aldridge,  
West Midlands,  
WS9 8EX



Approximately 2,500 sq ft (232.26 sq m)

- Good access to M6 and M6 toll motorways
- Secure gated estate



### Location

The property is situated in Aldridge within the West Midlands. Westgate Trading Estate fronts Westgate which provides excellent access to both the A454 Walsall Road and A461 Aldridge Road approximately 1 mile distant. These routes provide access to the surrounding regions with Junction 10 of the M6 being approximately 5 miles to the south west.

Aldridge town centre is approximately 1 mile to the west, whilst Walsall is approximately 4 miles to the north east.

### Description

The unit is of steel portal frame construction with part brick and part block elevations with a pitched roof. The unit provides a mix of warehouse and office accommodation together with toilet facilities. The unit has lit warehouse space.

Externally there is onsite parking and loading areas whilst the estate provides perimeter fencing and access via double palisade security gates.

### Terms

The property is available on a leasehold basis on terms to be agreed.

### Services

We understand that the property benefits from all main services. KWB has not tested the services and interested parties should make their own enquiries in this regard.

### Planning

Interested parties are advised to make their own enquiries with Walsall Council on 01922 652 452.

### Rent

On application.

### EPC

D90

### Legal Costs

Each party to bear their own legal costs incurred in the transaction.

### Viewings

Strictly by appointment with the joint agents.

### KWB

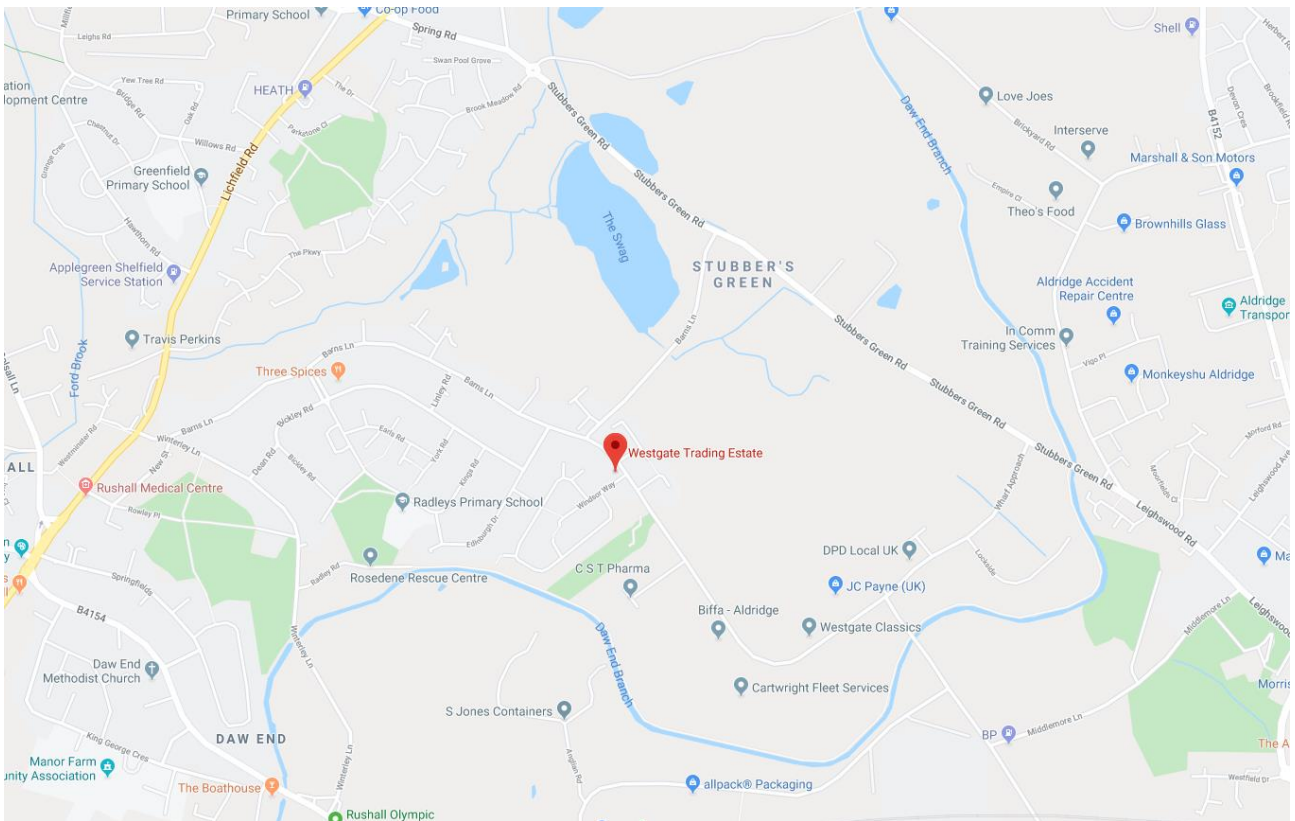
**Kenny Allan**

Email: [kallan@kwboffice.com](mailto:kallan@kwboffice.com)

Tel: 0121 233 2330

### Bulleys

Tel: 01902 713 333



**Business Protection Regulations**

Business Protection from Misleading Market Regulations 2008 – Conditions under which particulars are issued KWBB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- i. These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract.
- ii. KWBB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy.
- iii. No employee of KWBB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property.
- iv. Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition.
- v. Subject to contract.